

**Minutes
City of Burlington Plan Commission
Police Dept. Courtroom
July 10, 2007 6:30 p.m.**

Mayor Lois called the Plan Commission meeting to order this Tuesday evening at 6:30 p.m. followed by roll call: Commissioners John Thate, Darrel Eisenhardt, Tom Vos, John Lynch Jr., Bob Schulte and Bob Henney. Town of Burlington Representative Phil Peterson was excused. Also present were City Administrator David Torgler; Aldermen Robert Prailes, Katie Simenson and Robert Miller, Building Inspector, Patrick Scherrer and Patrick Meehan of Meehan & Company, Inc.

APPROVAL OF MINUTES

Commissioner Thate moved and Commissioner Vos seconded to approve the minutes of June 12, 2007. All were in favor and the motion carried.

LETTERS AND COMMUNICATIONS

None.

Citizen Comments – None.

PUBLIC HEARINGS

1. **A public hearing to consider a Conditional Use Application from Andy's Excavating, LLC for property located at 205 and 207 Front Street to use for parking excavating equipment, trucks and to stockpile materials.**

Mayor Lois opened the public hearing at 6:31 p.m.

There were no comments.

Commissioner Vos moved and Commissioner Schulte seconded to close the public hearing. All were in favor and the motion carried. The public hearing was closed at 6:31 p.m.

2. **A public hearing to consider a Conditional Use Application from Roberta Robers for property located at 1112 Milwaukee Avenue for use as a family recreation center.**

Mayor Lois opened the public hearing at 6:32 p.m.

There were no comments.

Commissioner Lynch moved and Commissioner Thate seconded to close the public hearing. All were in favor and the motion carried. The public hearing was closed at 6:32 p.m.

OLD BUSINESS

None.

NEW BUSINESS

- 1. Consideration to approve a Conditional Use application and Site Plan application from Andy's Excavating, LLC for property located at 205 and 207 Front Street, subject to Kapur & Associate's July 2, 2007 memo and Patrick Meehan's June 25, 2007 memo to the Plan Commission.**

Mayor Lois opened this issue for discussion.

Commissioner Lynch questioned the size of the living area and why is it necessary to have someone living on the premises. Mr. Andy Keyes, 6806 Five Mile Road, Kansasville, owner of the business, explained that the living area is approximately 1600 square feet with the mechanic living on site to be available to repair any of the on-site equipment.

Building Inspector, Patrick Scherrer requested that the Commission give a deadline for completion of the site plan for this property, as there is no clause in the city code that states specific completion times. He suggested that the completion time for the site plan should be six months or late fall of 2007.

Commissioner Henney questioned if the equipment would be running at night. Mr. Keyes stated that there would be the occasional starting of a truck, but it would be done inside the building and there would be no trucks departing during the evening hours.

Commissioner Schulte moved and Commissioner Vos seconded to approve a Conditional Use application and Site Plan application from Andy's Excavating, LLC for property located at 205 and 207 Front Street, subject to a Site Plan being completed within six months as well as Kapur & Associate's July 2, 2007 memo and Patrick Meehan's June 25, 2007 memo to the Plan Commission as follows:

- The application states that a grading plan was submitted for approval. There is no grading information on the plan provided. Existing grades have been shown on the buildings, gravel, etc. The City requires that the proposed drainage patterns be established with a proposed grading plan using either spot grades or 1' contours. Existing drainage patterns from the site leads to the front of the property.
- From the plan submitted it appears that future parking areas exceed the limits of the current gravel. This area must be improved to an appropriate parking surface of asphalt or concrete. The site plan should clearly identify the extent of work to be done.
- The proposed site appears to include the significant addition of impervious area. Applicability for storm water management practices follows Ordinance 270-5 of the Burlington Code. The change in use of the existing area from grass to rooftop. Parking and stockpile will increase the runoff from the site.
- A computation comparing the existing impervious are including gravel, buildings and asphalt to the proposed site plan must be provided with stock piles included in the impervious calculation.

- The many trees located throughout the property must also be included on the site plan.
- The existing driving land to the west of the building is gravel. No alterations to the proposed gravel are being proposed at this time. Ordinance 315-48 E(1) requires that the site must be improved with asphalt or concrete with a change in use. Plans must be provided showing the extent of the improvements along with parking and drives dimensioned.
- That the Plan Commission hold a formal public hearing on the applicant's proposal following the requirements of Section 315-130 of the City Zoning Ordinance regarding "Conditional Use Permits."
- That the Conditional Use Permit and Site Plan for the proposed construction services uses (including, as an accessory use under the provisions of Section 315-31(B)(3) to the "Construction Services," a living space for a night watchman and person to be there and available for emergency situations (provided all Building Code requirements are met for such a living space) for the subject property be granted by the Plan Commission subject to the drawings and written materials submitted and as required to be revised by the City Plan Commission as follows:
- The proposed uses appear to meet the various dimensional requirements of the City Zoning Ordinance set forth above except the following various setback provisions of Section 315-54(C) of the City Zoning Ordinance regarding the proposed accessory uses identified as "Equipment Storage and Truck Parking" on the proposed Site Plan:

C. Accessory uses and detached accessory structures: [Amended 8-20-2002 by Ord. No 1698(12); 8-5-2003 by Ord. No. 1729(9)]

The proposed "Equipment Storage and Truck Parking" areas on the proposed Site Plan are proposed to be less than one (1) foot from both the east and west property lines and must be a minimum of 10 feet from those lot lines. A revised Site Plan must be submitted to the City staff indicating this correction.

- Based upon the Site Plan submitted, it appears that the northernmost six (6) proposed off-street parking stalls are not set back at all from the existing Elm Street right-of-way and must be set back a minimum of eight (8) feet and a revised Site Plan must be submitted to the City indicating this correction.
- If any new lighting is proposed by the applicant for the proposed use at the subject property, Sections 315-137(25) and 315-31(H) of the City Zoning Ordinance indicate, in part, that a Lighting Plan meeting the following requirements must be submitted and have, at a minimum, the following elements:
 - A catalog page, cut sheet, or photograph of the luminaire including the mounting method, a graphic depiction of the luminaire lamp (or bulb) concealment, and graphic depiction of light cut-off angles.

- A photometric data test report of the proposed luminaire graphically showing the lighting distribution in all angles vertically and horizontally around the luminaire.
- A plot plan, drawn to a recognized engineering or architectural scale, indicating the location of the luminaire(s) proposed, mounting and/or installation height in feet, the overall illumination levels (in footcandles) and lighting uniformities on the site, and the illumination levels (in footcandles) at the property boundary lines. This may be accomplished by means of an isolux curve or computer printout projecting the illumination levels. This data has been submitted by the applicant.
- Exterior lighting in the M-2 District must be limited to total cut-off type luminaires (with angle greater than 90 degrees). The maximum permitted illumination must be two (2) footcandles (as measured at the property line) and the maximum permitted luminaire height shall be 28 feet as measured from surrounding grade to the bottom of the luminaire.
- Pursuant to the requirements of Section 315-137(C)(9) of the City Zoning Ordinance, the location and size of any proposed ground-mounted sign must be indicated on a revised Site Plan submitted to the City if such sign is being proposed by the applicant.
- Pursuant to the requirements of Section 315-137(C)(13) of the City Zoning Ordinance, all correct building and yard setback lines must be indicated on a revised Site Plan submitted to the City.
- Outdoor lighting data is required which indicates location, type, and illumination level (in footcandles) of all outdoor lighting proposed to illuminate the site. It is recommended that total cut-off luminaires be used throughout the site meeting the requirements of Sections 315-137(C)(25) of the City Zoning Ordinance.
- Pursuant to the requirements of Section 315-137(C)(16) of the City Zoning Ordinance, stormwater management facilities (if any) and stormwater calculations (if required by the City Engineer) must be submitted and reviewed and approved by the City Engineer.
- Any other conditions required by the Plan Commission and/or City Engineer.

All were in favor and the motion carried.

2. Consideration to approve a Conditional Use application and Site Plan application from Roberta Robers for property located at 1112 Milwaukee Avenue, subject to Kapur & Associate's July 2, 2007 memo Patrick Meehan's June 26, 2007 memo to the Plan Commission.

Mayor Lois opened this issue for discussion.

Commissioner Thate questioned what time Burlington's curfew was and if this facility would conform to those hours. Mayor Lois stated that curfew for the City is 10:00 p.m. weeknights and 11:00 p.m. weekends and this facility's hours would be consistent with those times.

Commissioner Vos moved and Commissioner Thate seconded to approve a Conditional Use application and Site Plan application from Roberta Robers for property located at 1112 Milwaukee Avenue, subject to Kapur & Associate's July 2, 2007 memo Patrick Meehan's June 26, 2007 memo to the Plan Commission as follows:

- Meehan & Company, Inc. recommends that the Plan Commission hold a public hearing on the proposed Conditional Use pursuant to the requirements of Section 315-130C of the City Zoning Ordinance
- The applicant is proposing 41 games, two (2) coin-operated mini bowling lanes, one (1) batting cage, and two (2) golf simulators totaling 46 amusement game stations.
- A total of 60 plus off-street parking spaces are already located in front of the existing vacant store with the availability of shared parking throughout the entire Fox River Shopping Center
- The applicant is proposing to install two (2) bicycle racks which are 8 feet wide by 14 feet long each and which would hold 18 bicycles each for a total number of bicycle slots to accommodate 36 bicycles. The two bicycle racks are proposed to be placed perpendicular to the building, to the left of the left side of the existing persons with disabilities off-street parking stall. Based upon the data and materials submitted by the applicant, it is the understanding of Meehan & Company, Inc. that no other changes to the existing site of the existing Fox River Shopping Center are proposed by the applicant.
- The proposed hours of operation are Sunday through Thursday 10 AM to 10 PM and Friday and Saturday 11 AM to 11 PM.
- The proposed amusement game arcade does not meet the requirement of Section 315-27(D)(8) that: ". . . bicycle racks shall be provided on the site and must provide a total of at least one bicycle stall for each amusement game located within the arcade, . . ." As described earlier, there are 46 amusement game stations proposed and bicycle racks proposed to accommodate only 36 bicycles, therefore bicycle racks to accommodate a total of 46 bicycles need to be provided and revised plans submitted to the City accordingly.
- It is important to note that while the Plan Commission approves the Conditional Use for amusement game arcades, the Common Council establishes the hours for such uses.
- Approval of the hours of operation by the Common Council.

All were in favor and the motion carried.

3. Recommendation to the Common Council to approve an annexation request, Preliminary Plat and a Temporary Rezone application from Landcraft Surveying and Engineering, Inc. for the Francis and Helen Schaefer property located at 32435 Yahnke Road and the Robert E. Brown property located at 6730 S. Pine Street for the development of a subdivision and to conform with the Land Use Plan, subject to Kapur & Associates July 2, 2007 memo Patrick Meehan's June 29, 2007 memo to the Plan Commission.

Mayor Lois opened this issue for discussion.

Mr. Erin Cook, Landcraft Survey & Engineering, gave a presentation to the Commission regarding this development. He explained that this project is located just west of the existing Burlington Manufacturing and Office park (BMOP) and would consist of several zoning districts. He further explained that this development would consist of approximately 136 single-family lots, with 1/3 of those being zoned Rs-1, Single-Family Residence District and 2/3 being zoned Rs-2, Single-Family Residence District. There would be approximately 180 owner-occupied, multi-family units (duplex and four-plex condos) located on the property. These multi-family units would be two to three-story exposure type buildings which would give good views of the proposed park and wooded areas. In regards to the buffer between this development and the BMOP, Mr. Cook explained that there would be a grade difference that would be lower between the BMOP and this development. He noted that a large berm would then be placed between this development and the BMOP with the trees already on the property giving a solid buffer between the two.

Commissioner Thate questioned if there would be alternate accesses from this development. Mr. Cook explained that the only exit from this development is off of Hwy 83 with the original Schaefer drive to be paved and used as the access for emergency vehicles only.

Discussion ensued regarding roadways, road reservations and future road expansion for this development in regards to the City's land use and master plan.

Commissioner Eisenhardt questioned if the Pine Street intersection would be controlled and what condition would this proposed park be in when it is given to the City. Mayor Lois stated that the Pine Street intersection would not be controlled and details are still being worked on regarding whether the park area should remain private to this development. Several other commissioners voiced their concern over why the intersection on Hwy 83 would not be controlled due to the added traffic. Mayor Lois clarified that the Department of Transportation (DOT) must warrant the car count on Hwy 83, which currently is not enough for them to consider any kind of signalization or other control at this intersection.

Mr. Cook wanted to clarify with the Commission that this would be an approximately ten year completion time for this development, depending on the market and economy.

Commissioner Vos moved and Commissioner Schulte seconded to recommend approval to the Common Council of an annexation request, Preliminary Plat and a Temporary Rezone application from Landcraft Surveying and Engineering, Inc. for the Francis and Helen Schaefer property located at 32435 Yahnke Road and

the Robert E. Brown property located at 6730 S. Pine Street for the development of a subdivision and to conform with the Land Use Plan, subject to Kapur & Associates July 2, 2007 memo Patrick Meehan's June 29, 2007 memo to the Plan Commission as follows:

- The following items must be addressed and a revised Preliminary Plat submitted to the City:
 - Department of Natural Resources Technical standards 1002 and 1003 will be required to be met. Soils borings, etc must be obtained and infiltration rates either obtained from the table or from testing done from the field. A complete report with analysis will be required.
 - A WinSlamm model or equivalent will be required to effectively show a 90% annual infiltration volume and 80% total sediment removal.
 - While the grading plan is only preliminary it appears cuts in excess of 20' are being proposed for large areas around lots 117 & 119. There are also many areas where the contours take odd bends such as lot 3, these items must be cleaned up and clarified upon full submittal. There are areas that are very flat (less than .5%) such as on lot 117. It seems some of the tree lines could also be kept with some revisions to the grading.
 - The manhole near the property line South of Manhole 3 must be moved into the property to allow for grading to match existing. The sanitary South of Lot 3 has incorrect or non-functioning inverts. Some of the invert are above the proposed contours. It appears the system can be lowered significantly to work. Again this is an area of significant grading cuts. The 8" line near the north of lot 117 must be a 10"; it is labeled at 8". The flow direction of the sanitary between lots 3 and 117 is shown in the wrong direction.
 - With the submittal of the engineering plans an overview page showing the complete sanitary sewer system with invert, rims and modifications must be provided.
 - There is a portion of grading along the access road off of Pine Street that encroaches on the property to the North. The road profile must be adjusted or permission granted to grad on others property.
 - Add ¼ - ¼ designations and Outlot 1, CSM 1946 immediately under plat name. Also add CSM 1946 V.5, P935 in legal description preamble and show location of said Outlot 1 on plat.

- Area between Lots 47 & 48 seems to be "Outlot 4" but is not labeled.
- Outlots in northerly Block are not consecutively numbered.
- There appears to be a watercourse in an aerial photo on the North end of Outlot 10, if there is a watercourse crossing the subdivision, it must be shown and identified on the plat.
- If a stream exists, include water elevation, approximate high and low water elevations and date of survey.
- List name and address of property owner.
- List basis of elevations, NGVD 1929.
- List adjoining owners of all unplatted lands.
- Affidavit list "Town of Vernon" as municipality please change to ... "PROVISIONS OF CHAPTER 278 OF THE CITY OF BURLINGTON SUBDIVISION OF LAND ORDINANCE."
- With respect to the requested rezoning of the subject property, it is recommended that the Plan Commission recommend to the Common Council the rezoning of the subject property into a combination of the Rs-1 Single-Family Residence District, Rs-2 Single-Family Residence District, Rm-2 Multiple-Family Residence District, B-1 Neighborhood Business District, P-1 Park District, and C-1 Conservancy District zoning classifications as requested by the applicant and subsequent to the annexation of the subject property into the City.
- Proposed phasing plan must be indicated on a revised "Preliminary Plat" and submitted to the City. If the proposed subdivision is to be handled as one phase, then a note must be placed on a revised "Preliminary Plat" indicating this and the revised "Preliminary Plat" submitted to the City.
- No streets shown on the "Preliminary Plat" are indicated to be dedicated to the public. All proposed public streets are to be dedicated to the public as public street rights-of-way through the subdivision platting process. A revised Preliminary Plat must be submitted to the City indicating the dedication of all streets to the public.

- Temporary turnaround areas must be indicated for each of the four proposed westerly located street "stubs" as set forth under the provisions of Section 278-45 (B) of the City's "Subdivision of Land" Ordinance and which meet City fire department and City public works department requirements. A revised "Preliminary Plat" must be submitted to the City accordingly.
- A restriction on proposed Lots 1 and 118 should be placed on the eastern side of each in order to prohibit direct vehicular access to STH 83 (Pine Street).
- In order to provide public sanitary sewer service to the entire developable portions of the subject property (including its southwest corner), an amendment to the adopted regional water quality management plan will need to be made placing the developable areas of the southwest portion of the subject property into a SEWRPC-adopted sanitary sewer service area. This will need to be accomplished through the City's application to the Southeastern Wisconsin Regional Planning Commission (SEWRPC). The placement of the developable area of the subject property into a SEWRPC-adopted sanitary sewer service area needs to be a condition of any "Preliminary Plat" approvals granted by the City.
- The proposed single-family residential development, multiple-family residential development, and neighborhood business development are inconsistent with the adopted "South STH 83 & South Bypass Corridor Area Plan" for the subject property. However, due, in part, to the significant topographic elevation differences and environmental corridor located between the proposed residential development and the easterly abutting existing industrial uses, there appear to be both adequate natural buffers and distance between the proposed residential uses and the abutting existing industrial uses. These significant topographic elevation differences and environmental corridors may serve to mitigate potential adverse impacts of the existing industrial uses on the proposed residential uses. In addition, the applicant is proposing a 27.72-acre public park which would provide the residential area with recreational opportunities. Areas abutting the northwest portion of the subject property on the west are planned for low-density residential uses in the City-adopted "South STH 83 & South Bypass Corridor Area Plan." In conclusion, the proposed single-family residential development, multiple-family residential development, neighborhood business, park, and conservancy uses (as set forth on the submitted zoning plans for the subject property) are inconsistent with the City's adopted plan for the area; however, they represent a plausible alternative development pattern. The City's approval of the proposed rezoning would, thereby, amend the "South STH 83 & South Bypass Corridor Area Plan" for the subject property.

- "Lot Width" is defined in the City Zoning Ordinance (Section 315-140) as: "The width of a parcel of land measured at the narrowest point between the side lot lines." [Note: Not at the setback line.] Proposed Lots 49, 50, 52, 57, 80, 86, and 89 must be adjusted accordingly so that the minimum lot width of all lots is 80 feet on the forthcoming "Final Plat."
- As indicated earlier, "Lot Width" is defined in the City Zoning Ordinance (Section 315-140) as: "The width of a parcel of land measured at the narrowest point between the side lot lines." [Note: Not at the setback line.] Proposed Lots 17, 19, 20, 34, 36, and 38 must be adjusted accordingly so that the minimum lot width of all lots is 70 feet on the forthcoming "Final Plat."
- Based upon a review of Section 315-52(H)(10) and Table 7 of the Zoning Ordinance, whenever a Rm-2 District abuts the P-1 District a landscape bufferyard of an "Intensity Factor of 3" must be provided (typically on the property of the more intense use; in this case, the Rm-2 District). Such a bufferyard must be indicated as a 'LANDSCAPE BUFFERYARD EASEMENT' and graphically indicated and dimensioned on a revised "Preliminary Plat" with a width which meets the requirements of Table 10 of the City Zoning Ordinance. Also, a "Landscape Plan" for such bufferyard and meeting all of the requirements of Section 315-138 of the City Zoning Ordinance must be submitted in conjunction with the submission of a revised "Preliminary Plat."
- Based upon a review of Section 315-52(H)(10) and Table 7 of the Zoning Ordinance, whenever a Rm-2 District abuts the Rs-2 District a landscape bufferyard of an "Intensity Factor of 2" must be provided (typically on the property of the more intense use; in this case, the Rm-2 District). Such a bufferyard must be indicated as a 'LANDSCAPE BUFFERYARD EASEMENT' and graphically indicated and dimensioned on a revised "Preliminary Plat" with a width which meets the requirements of Table 9 of the City Zoning Ordinance. Also, a "Landscape Plan" for such bufferyard and meeting all of the requirements of Section 315-138 of the City Zoning Ordinance must be submitted in conjunction with the submission of a revised "Preliminary Plat."
- Pursuant to the requirements of Section 278-23(A)(5) of the "Subdivision of Land" Ordinance, that names and addresses of all of the owners of the plat must be indicated on the face of a revised "Preliminary Plat" and the revised "Preliminary Plat" submitted to the City. [As currently presented, only the developer's name and address are indicated.]
- Pursuant to the requirements of Section 278-24(F) of the "Subdivision of Land" Ordinance, the type, width, and elevation of the existing Yahnke Road and STH 83 must be indicated on the face of a revised "Preliminary Plat" and the revised "Preliminary

Plat" submitted to the City.

- Pursuant to the requirements of Section 278-24(G) of the "Subdivision of Land" Ordinance, the names of the owners of record of abutting unplatted lands must be indicated on the face of a revised "Preliminary Plat" and the revised "Preliminary Plat" submitted to the City.
- Pursuant to the requirements of Section 278-24(J) of the "Subdivision of Land" Ordinance, the names of all proposed streets must be indicated on the face of a revised "Preliminary Plat" and the revised "Preliminary Plat" submitted to the City.
- Pursuant to the requirements of Section 278-25 of the "Subdivision of Land" Ordinance, street plans and profiles may be required by the Plan Commission upon recommendation of the City Engineer.
- Pursuant to the requirements of Section 278-28 of the "Subdivision of Land" Ordinance, draft protective covenants must be submitted to address the long-term maintenance of the stormwater detention/retention areas, the temporary access road which is to extend to Yahnke Road, etc.
- All proposed public streets must be labeled on a revised "Preliminary Plat" as "HEREBY DEDICATED TO THE PUBLIC FOR PUBLIC STREET PURPOSES" and a revised "Preliminary Plat" submitted to the City.
- The primary environmental corridors and any isolated natural areas must be mapped and indicated on all map sheets of the "Preliminary Plat" and a revised "Preliminary Plat" submitted to the City.
- Based upon a May 2, 2007 discussion with the applicant's consultants, it is the understanding of Meehan & Company, Inc. that proposed Outlot 10 is to be a dedicated public park. However, the note on Outlot 10 of the "Preliminary Plat" indicates that the proposed park will be owned by the Homeowners Association for "Public Park Purposes." Therefore, the ownership of proposed Outlot 10 must be clarified. If the park is indeed intended to be used by the public, then Outlot 10 should state: PUBLIC PARK HEREBY DEDICATED TO THE CITY OF BURLINGTON" and a revised "Preliminary Plat" submitted to the City accordingly. In addition, it is recommended that a potential park layout indicating how public playfields would fit on the park be graphically indicated on the submitted revised "Preliminary Plat."

- The existing woodland areas of proposed Lots 1 and 118 (the B-1 District lots) must show a "NATURAL RESOURCE PROTECTION EASEMENT" over the environmental corridor (woodland) area of those two lots and a revised "Preliminary Plat" submitted to the City accordingly.
- A temporary, secondary, emergency paved access drive needs to be provided from Yahnke Road at the location of the current drive. This must be noted on a revised "Preliminary Plat" and the revised "Preliminary Plat" submitted to the City accordingly.
- The major proposed east/west and north/south street which intersects STH 83 appears to function as a collector street. Collector streets require a minimum 38-foot wide street section located within a 66-foot wide right of way (Table 1 of the City's Subdivision of Lands Ordinance).
- That the subject property is annexed into the City of Burlington and that the City of Burlington rezones the subject property into the Rs-1 Single-Family Residence District, Rs-2 Single-Family Residence District, Rm-2 Multiple-Family Residence District, B-1 Neighborhood Business District, P-1 Park District, and C-1 Conservancy District zoning classifications as requested by the applicant.
- The submittal and City approval of the "Final Plat" (meeting the requirements of Sections 278-30 through 278-37 of the City "Subdivision of Land" Ordinance), final homeowners' association by-law documents, final declaration of deed restrictions and protective covenants, final utility easement documents (if any), subdivider's agreement (pursuant to Section 278-10 of the City "Subdivision of Land" Ordinance), and detailed engineering and drainage plans for the development.
- That any required wetland fill permits must be obtained from the appropriate County, State, or Federal agencies before construction in any wetland area commences. Any wetland delineations performed by wetland biologists and/or wetland fill permits obtained shall be copied by the developer to the City before construction in any wetland area commences.
- In accordance with the provisions of Section 278-17 of the City "Subdivision of Land" Ordinance and Section 236.12(2) of the Wisconsin Statutes, the City Clerk, or the developer, must submit copies of the "Preliminary Plat" to all objecting authorities and that the proposed subdivision shall be subject to comments made by any objecting authority pursuant to the requirements of Section 236.12 of the Wisconsin Statutes.

- That any and all technical deficiencies must be corrected.
- That all applicable City of Burlington application and review fees must be paid by the developer.
- That no Building Permits will be issued until:
 - The sanitary sewer system, storm sewer system (including detention basins, inlet structures, and conveyance lines) and water mains have been installed, tested, approved, and accepted by the City of Burlington and dedicated to the City.
 - Drainage has been rough graded and approved by the City of Burlington.
 - Lots have been rough graded and approved by the City of Burlington.
 - All streets, street lighting, and curb and gutter required to serve the subdivision phase or subdivision (as applicable) have been installed, and accepted and dedicated to the City of Burlington.
 - The "Final Plat" has been recorded with the Racine County Register of Deeds.
 - Building Permits may be granted for model residential units for display purposes only prior to meeting the conditions 1) through 5) referred to above provided a Subdivider's Agreement relating thereto has been approved by the Common Council.
- That no Occupancy Permits will be issued until:
 - Streets, street lighting, and sidewalks have been installed pursuant to the Subdivider's Agreement.
 - Public gas, telephone, and electrical services have been installed and are available to each individual lot line and are in operation.
 - The water system is installed, tested, and approved by the City of Burlington.
 - The sanitary sewer system is installed, tested, and approved by the City of Burlington.

- The storm sewer system is installed, tested, and approved by the City of Burlington.
- All provisions as stated in the Subdivider's Agreement for this development are met as said agreement pertains to individual lots, such as the installation of public sidewalks, landscaping, etc. are installed.
- All City of Burlington codes and ordinances and Building Codes have been complied with fully.
- In compliance with the requirements of Section 236.11(1)(b) of the Wisconsin Statutes, that if the Final Plat(s) addressing all of the conditions of approval is not submitted within twenty-four (24) months after the conditional approval of the Preliminary Plat by the Common Council, that the Preliminary Plat will be considered as rejected by the Plan Commission and Common Council without further action by the Plan Commission and Common Council.
- Any other additional requirements of the City Plan Commission, Common Council, City Administrator, City Attorney, Fire Chief, Police Chief, and/or City Engineer.

All were in favor and the motion carried.

4. A conceptual discussion regarding a Site Plan and infrastructure plan from Riley Construction Company, Inc. for the installation of a generator addition at Aurora Memorial Hospital of Burlington.

Mayor Lois opened this issue for discussion.

There were no comments and it was determined that this issue would be brought back to the August Plan Commission meeting for consideration.

OTHER MATTERS

None.

ADJOURNMENT

Commissioner Vos moved and Commissioner Lynch seconded to adjourn the meeting at 7:00 p.m. All were in favor and the motion carried.

Adjourned at 7:00 p.m.

Recording Secretary – Angela M. Hansen